



Legislation Text

File #: 230907

ORDINANCE NO. 230907

Approving the KCI Intermodal PIEA General Development Plan on approximately 4,063 acres more particularly described in Exhibit A attached hereto (the “Planning Area”), and declaring said area to be an undeveloped industrial area and in need of development and rehabilitation pursuant to the Planned Industrial Expansion Law; and authorizing tax abatement.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the KCI Intermodal PIEA General Development Plan and recommended that the Council approve the finding of the existence of an undeveloped industrial area and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of the existence of an undeveloped industrial area for the KCI Intermodal PIEA General Development Plan on October 3, 2023 as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is an undeveloped industrial area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the approximately 4,063 acre Planning Area to be an undeveloped industrial area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, presence of conditions which retard economic or social growth, and presence of conditions which create economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury to the public health, safety, morals, and welfare.

Section 2. That the KCI Intermodal PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and Exhibit A attached hereto and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.


Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the Planning Area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.


Secretary, City Plan Commission

Approved as to form:


Emalea Kaye Black
Associate City Attorney



Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk

OCT 26 2023
Date Passed